



गावाचे नाव : किरोळ

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,000,000.00
बा.भा. रु. 1,638,888.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) फ़ायनल प्लॉट क्र.: 74 सिटिएस क्र.: 32 वर्णन: विभागाचे नाव - किरोळ - कुर्ला, उपविभागाचे नाव - 104/498 - भुभाग: उत्तरेस गाव हद्द, पूर्वेस गाव हद्द व पश्चिमेस अंशत: वॉर्ड हद्द व गाव हद्द, दक्षिणेस 27.45 मी. रुंद रस्ता.. सदर मिळकत सि.टी.एस. नंबर - 32 मध्ये आहे. ----- प्लॉट नं. सी -16, 4 था मजला , कैलास को ऑ हौ सोसा लि., जिवदया लेन , भटवाडी , घाटकोपर प. मुं. 84., तळमजला अधिक 4 मजल्यांची इमारत , सन 1972 मधील बांधकाम., (1) बांधीव मिळकतीचे क्षेत्रफळ 59.38 चौ.मी. पार्किंग स्पेस सहित आहे.
- (3) क्षेत्रफळ (1) बांधीव मिळकतीचे क्षेत्रफळ 59.38 चौ.मी. पार्किंग स्पेस सहित आहे.
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1) -
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) के. विजय गोपाल (के. विजय गोपाल नायर) - -; घर/प्लॉट नं: बी -706, सनराईज को ऑ हौ सोसा लि., रहेजा विहार कॉम्प्लेक्स , चांदीवली रोड, मुं. 72; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AACPN1287G.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) डॉ. शितल वैभव देवगिरकर - -; घर/प्लॉट नं: 5/6, ए विंग , चित्रकुट, साईकृपा को ऑ हौ सोसा लि., भटवाडी , घाटकोपर प. मुं. 84; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AIYPD8786E.
(2) डॉ. वैभव रमेशराव देवगिरकर - -; घर/प्लॉट नं: वरीलप्रमाणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AEWPD6222P.
- (7) दिनांक करून दिल्याचा 25/01/2007
- (8) नोंदणीचा 25/01/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 580 /2007
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 82600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 20000.00
- (12) शेरा



मी लिहिळा
मी वाचला
मी मजबात बेटली

खरी प्रत

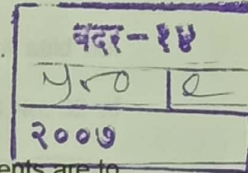
सह. दुय्यम निबंधक कुर्ला-४
मुंबई उपनगर जिल्हा.



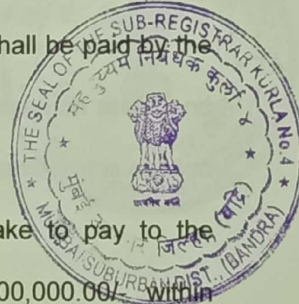
ज. दिनेश... धा...
पंता त्यांचे ता. 25/1/2007
वर्षासुधार नक्कल लि. 25/1/06
दिनांक: 25/1/06
सह. दुय्यम निबंधक, कुर्ला-४,
मुंबई उपनगर जिल्हा.

डाळे क. ५८१०६
पावती क. ६४००६

13. The Purchaser/s shall use the said premises or any part thereof or permit the same to be used only for the residential purpose only. Purchasers hereby covenant with the Vendor that they will become member of the society formed by the Flat owners and will abide the rules, regulations and bye-laws of the society . The Vendor and Purchasers hereby agree on execution of these presents, necessary application for transfer of membership, shares of the society and right ,title and interest in the said flat in favour of the Purchasers will be submitted to the society.



14. The Stamp duty and registration charges of these presents are to be exclusively borne and paid by the Purchasers\ Transferees & the transfer charges to be paid to the society shall be paid by the Vendor & the Purchasers equally.

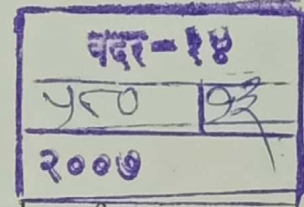


15. The Purchasers\ Transferees hereby undertake to pay to the Vendor\ Transferor balance sum of Rs.15,00,000.00/- within 7 days from the date of registration of the said Instrument. In the event the Purchasers\ Transferees are unable to pay the said sum of Rs.15,00,000.00/- (Rs. Fifteen Lacs only) within the stipulated period aforesaid, the Vendor\ Transferor shall be entitled for interest @ 12% on the said amount of Rs. 15,00,000.00/- till the same is paid to the Vendor\ Transferor by the Purchasers.

CONTD.....10

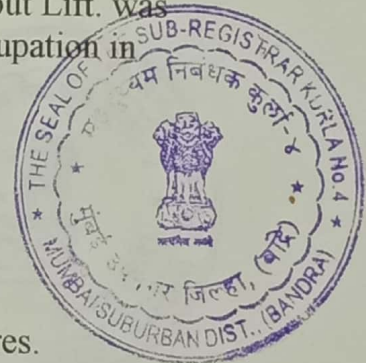
Geogekar
Vaigekar

Date- 17/01/2007

To Whom it may Concern

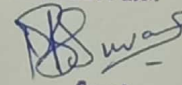
This is to certify that Mr. K. Vijay Gopal is a bonafied member of our society, and Flat No. C/16 was allotted to him in the 'C' wing of our Bldg. after the resignation of member Mr.D.R.Mohale .Details of the Flat & Building are as follows.:

1. Area of the Flat : 532 Sq. ft. carpet.
2. Details of the Building : Ground + 4 floors – without Lift. was
Constructed ready for occupation in
Year 1972.
3. C.T.S. No. : 32
4. Village & Taluka : Kirool- Kurla.
5. Share Certificate : No.044 (duplicate) 5 shares.
Numbering – 216 to 220



The above details are given for Stamp duty & Registration.

For : KAILAS CO-OP. HOUSING SOCIETY LTD.


Secretary

damage occasioned due to or as a result of any defect in title or want of title of the Vendor\ Transferor to the said premises or due

5. to any claim or demand of any person/s in relation to the said premises described in the Schedule hereunder.

बंदर-१४
५८०/६
२००७

6. The Vendor\ Transferor further declares that the Vendor\

Transferor only is the absolute owner/holder of the said premises

and that no person/s except the Vendor\ Transferor has any right

title, interest, benefit, claim or demand of any nature whatsoever

into or upon the said premises either by way of sale, mortgage

lien, exchange, trust, inheritance, maintenance or easement or

otherwise however and that the Vendor\ Transferor has good

right, full power and absolute authority to sell the said premises to

the Purchasers.

7. The Vendor\ Transferor further declares that the Vendor\ Transferor has not created any charge, mortgage, lien or encumbrance or any nature whatsoever upon or in respect of the said premises nor is the same or any part thereof the subject matter of any litigation nor is the same or any part thereof attached in execution of any decree nor has the Vendor\ Transferor created any decree nor has the Vendor\ Transferor created any adverse right in favour any person/firm/institution in

CONTD.....7

Q

Signature
Signature



Thursday, January 25, 2007

5:23:37 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 581

गावाचे नाव किरोळ

दिनांक 25/01/2007

दस्तऐवजाचा अनुक्रमांक वदर14 - 00580 - 2007

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: डॉ. शितल वैभव देवगिरकर - -

नोंदणी फी	:-	20000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (33)	:-	660.00
एकूण	रु.	20660.00

आपणास हा दस्त अंदाजे 5:38PM ह्या वेळेस मिळेल

दुय्यम निबंधक
सह दु.नि.का-कुर्ला 4

बाजार मुल्य: 1638888 रु. मोबदला: 2000000 रु.
भरलेले मुद्रांक शुल्क: 82600 रु.
देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;
बँकेचे नाव व पत्ता: दि कॉसमॉस को ऑ बँक लि. मुं. 86;
डीडी/धनाकर्ष क्रमांक: 492863; रक्कम: 20000 रु.; दिनांक: 24/01/2007

सह दुय्यम निबंधक कुर्ला क्र. ४,
मुंबई उपनगर जिल्हा.

DELIVERED
समाशोधनाच्या अधिन राहून





PLAN

SHOWING THE PROPERTY AT VILLAGE KIROL

TALUKA. KURLA B.S.D

BEARING S.No 27 H.No 3 PART AREA 2912 SQ.YDS

(INCLU DING 220 SQ.YDS)

BOUNDARY COLOURED RED

SCALE 40 FEET TO AN INCH

BY REGISTERED SURVEYOR
M. S. MORTHE
No. 100/11, Bangalore
District

56 FT PROPOSED ROAD

203-6'

S.No. 27
H.No. 3 PART

112-0'

S.No. 27
H.No. 3 PART

217-0'

30 FT PROPOSED ROAD



2009	225
10	30

30 FT PROPOSED ROAD

ಶುಭಕಾರಿಗಳ ಪಟ್ಟಿಯನ್ನು

Handwritten signature

✓ P. Ramakrishna Murthy

Handwritten signature

✓ Kalyani moogi

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✓ Suresh Kumar Reddy

Handwritten signature

✓ Narasimha Murthy

Handwritten signature

500 TH

GUR
GATE

KAILAS CO-OPERATIVE HOUSING SOCIETY LTD.

Registration No. : BOM/HSG/1193 of 1966 Dated 26-5-66

Barve Nagar, Ghatkopar (W),
MUMBAI - 400 084

DATE 24/10/2016

NOC to Flat No. C-16, from Kailas CHS. Ltd.

To,
The Manager,
The Cosmos Co-op. Bank Ltd.,
Ghatkopar Branch.

Sir,

Sub.: **No Objection Certificate to create Mortgage / Lien in favour of The Cosmos Co-op. Bank Ltd.**

Ref.: **Flat No. C-16**

with reference to above mentioned subject, we here by confirm that Mrs. Sheetal Viabhav Devgirkar and Viabhav R. Devgirkar are bonafide joint members of our society and the rightful owner of the share certificate no. 044 having distinguishing share no. 361 to 365 pertaining to flat no C-16 situated on 4th floor of the Building of Kailas CHS. Ltd. situated at Barve Nagar, Bhatwadi, Near Abhishek Nursing Home, Ghatkopar (W), Mumbai – 400084.

We confirm that the said building is constructed after obtaining all necessary permission from the concerned competent authority. We have no objection to Mrs. Sheetal Viabhav Devgirkar and Viabhav R. Devgirkar for mortgaging the above mentioned flat No. C-16 to you as security for any facility sanctioned by your bank to said Mrs. Sheetal Viabhav Devgirkar or his associates.

As per office record of our society there are no dues pending against the said flat. Our society building is under process of redevelopment procedure. We have created a lien on the said flat in favour of The Cosmos Co-op. Bank Ltd. Ghatkopar in our records.

For Kailas CHS. Ltd.,

Hon. Secretary Kailas CHS. Ltd.

For KAILAS CO-OP. HOUSING SOCIETY LTD

Chairman

Hon. Secretary

Treasurer

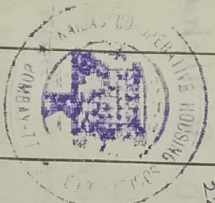


No. 42
 Name of the Society
 It is
 Co-operative
 June 1988
 Investment Fund

-2-

Memorandum of the transfers of the
within mentioned Shares

Date of Transfer	Transfer No.	Share Regd. No. old	To whom Transferred	Share Reg. No. New
1.10.75	10	216 to 220	Mv K. Vijay goud	361 to 365
22/2/2007		216 to 220	DR. (Mrs) SHEETAL VIBHAV DEODIKARR & DR VIBHAV RANESHKAR DEODIKARR.	



K. Vijay goud
 Chairman
 Housing Society Ltd.
 Secretary

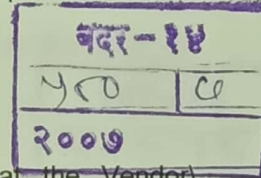
Chairman
 P.V. Joshi

Hon. Secretary
 [Signature]

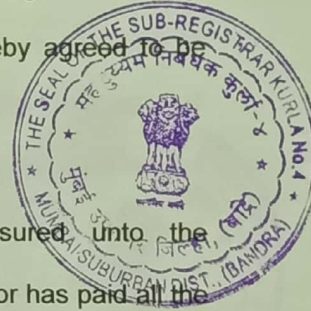
Committee Member
 [Signature]

Member
 (P.T.O.)

respect of said premises except the housing loan availed and enjoyed by the Vendor/Transferor herein which he undertakes to repay before handing over possession of the said premises to the Purchasers/Transferees herein.



8. The Vendor\ Transferor further declares that the Vendor\ Transferor has not done any act, deed, matter or thing whereby the Vendor\ Transferor is prevented from selling, transferring, assigning and assuring the said premises hereby agreed to be sold to the Purchasers.



9. The Vendor\ Transferor herein further assured unto the Purchaser\ Transferee that the Vendor\ Transferor has paid all the dues and outgoings in respect of the said premises to the society/government authorities till execution of this Presents and also undertake to pay monthly maintenance charges of the said premises till the date of handing over of possession of the said premises to the Purchaser. All such charges, dues and outgoings shall be paid and borne by the Purchasers\ Transferees or their representatives, assigns, etc. only upon taking over possession of the said premises by them.

CONTD.....8

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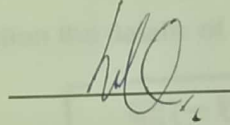
Seoqikas
Va. Sejwal

IN WITNESS WHEREOF the parties hereto have signed hereunder at
MUMBAI THIS 25th Jan. 2007

SIGNED AND DELIVERED

by the withinnamed "Vendor/Transferor"

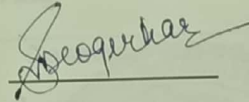
MR. K.VIJAY GOPAL
(ALSO KNOWN AS K. VIJAY GOPAL NAIR)
in the presence of ...



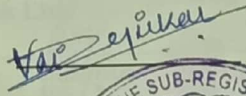
SIGNED AND DELIVERED

by the withinnamed Purchasers/Transferees

1) DR. MRS. SHEETAL VAIBHAV DEOGIRIKAR



2) DR. MR. VAIBHAV RAMESHRAO DEOGIRIKAR

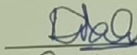


in the presence of ...

1> Signature

Name:

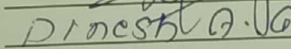
Address:

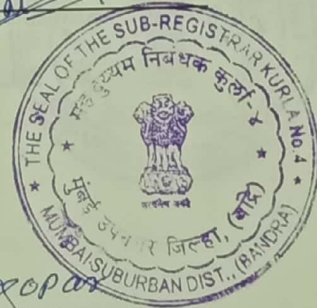
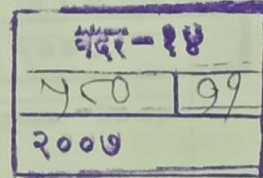

Dilip patil
48, patel wadi
Asafra village Ghastropar
(w) 84

2> Signature

Name:

Address:


Dinesh A. Ghag
B/88, Navjyoti CHS
Shreenagar phone
(w)



CONTD.....12

25/01/2007

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

वदर14

दस्त क्र 580/2007

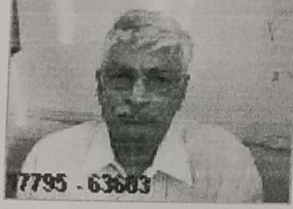





5:25:02 pm

सह दु.नि.का-कुर्ला 4

22/32

दस्त क्रमांक : 580/2007

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठस
1	नाव: के. विजय गोपाल (के. विजय गोपाल नायर) - - पत्ता: घर/फ्लॅट नं: बी -706, सनराईज को ऑ हौ सोसा लि., रहेजा विहार कॉम्प्लेक्स, चांदीवली रोड, मुं. 72 गल्ली/रस्ता: - ईमारतीचे नाव: -- ईमा	लिहून देणार वय 67 सही	 17795 - 63603	
2	नाव: डॉ. शितल वैभव देवगिरकर - - पत्ता: घर/फ्लॅट नं: 5/6, ए विंग, चित्रकुट, साईकृपा को ऑ हौ सोसा लि., भटवाडी, घाटकोपर प. मुं. 84 गल्ली/रस्ता: -- ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत	लिहून घेणार वय 28 सही <i>Shital Devgirkar</i>	 17795 - 63604	
3	नाव: डॉ. वैभव रमेशराव देवगिरकर - - पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: AEWPD6222P	लिहून घेणार वय 32 सही <i>Vai Devgirkar</i>	 17795 - 63605	





दस्ता गोषवारा भाग - 2

वदरा14
दस्ता क्रमांक (580/2007)
३३/३३

दस्ता क्र. [वदरा14-580-2007] चा गोषवारा
 बाजार मूल्य : 1638888 मोबदला 2000000 भरलेले मुद्रांक शुल्क : 82600

दस्ता हजर केल्याचा दिनांक : 25/01/2007 05:17 PM
 निष्पादनाचा दिनांक : 25/01/2007
 दस्ता हजर करणा-याची सही :

[Signature]

दस्ताचा प्रकार : 25) करारनामा
 शिक्का क्र. 1 ची वेळ : (सादरीकरण) 25/01/2007 05:17 PM
 शिक्का क्र. 2 ची वेळ : (फी) 25/01/2007 05:23 PM
 शिक्का क्र. 3 ची वेळ : (कबुली) 25/01/2007 05:24 PM
 शिक्का क्र. 4 ची वेळ : (ओळख) 25/01/2007 05:24 PM

दस्ता नोंद केल्याचा दिनांक : 25/01/2007 05:24 PM

ओळख :

खातीत इसम असे निवेदीत करतात की, ते दस्तऐवज करून देण-याना व्यक्तीशः ओळखणीत व त्यांची ओळख पटविताना.

1) दिनेश घाग - - , घर/प्लॉट नं. - बी/33, नवजाई को ऑ. हौ सोसा लि., ठणे प

गल्ली/रस्ता:-

ईमारतीचे नाव:-

ईमारत नं.:-

पेट/वसाहत:-

शहर/गाव:-

तालुका:-

पिन:-

2) दिनीप पाटणे - - , घर/प्लॉट नं. -

गल्ली/रस्ता: ए-8, पटेल वाडी , असल्का क्रीलेज , घाटकोपर

ईमारतीचे नाव:-

ईमारत नं.:-

पेट/वसाहत:-

शहर/गाव:-

तालुका:-

पिन:-

[Signature]

[Signature]

दु. निबंधकाची सही, सह दु.नि.का-कुर्ला 4

वि. बा. परब

प्रमाणित करण्यात येते कि या दस्तामध्ये
 पृष्ठे १४ (३३) पाने आहेत
 शुल्क क्रमांक १ क्रमांकावर
 नोंदला
 दिनांक 24/1/2007

सह. दुय्यम निबंधक कुर्ला ४
 मुंबई उपनगर विभाग.

वि. बा. परब



वि. बा. परब

दु. निबंधकाची सही
 सह दु.नि.का-कुर्ला 4

[Signature]

of Rs.15,00,000/- (Rs. Fifteen Lacs Only) to the Vendor\ Transferor within 7 days from the date of registration of this Instrument by raising loan from any Bank or financial Institution.

3. The Vendor\ Transferor will hand over possession of the said premises to the Purchasers\ Transferees only upon receipt of full and final consideration towards sale of said premises. If the Vendor fails or neglects to give possession of the said premises to the Purchaser/s within 7 days from the date of receipt of full consideration and/or on such date as may be extended by mutual consent then the Purchaser/s shall have the option to terminate this Agreement after giving 10 days notice in writing, whereupon the Vendor shall be liable on demand to refund to the Purchaser/s amounts already received by it in respect of the said premises alongwith simple interest @ 12% per annum from the date of the receipt of the respective amounts by the Vendor till payment.

4. The Vendor\ Transferor hereby covenants and agrees to indemnify and keep indemnified the Purchasers, their heirs, executors, assigns and representatives against any loss and/or

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Signature

2) DR. MR. VAIBHAV RAMESHRAO DEOGIRIKAR

Age- 32 yrs., Occupation- Doctor

Having PAN No. AEWPD6222P

Both are R/at- 5 / 6, B – Wing, Chitrakut, Sai Krupa CHSL,
Bhatwadi, Ghatkopar [West], Mumbai – 400 084

Hereinafter called "The Purchasers/Transferees"

(which expression unless it be repugnant to the context shall mean
and include all their heirs, executors, administrators and assignees)

THE PARTY OF THE SECOND PART.

Whereas the Vendor/ Transferor herein member of Kailas Co.Op.Hsg.
Society Ltd. and is holding Shares Bearing Nos. 216 to 220 (both
inclusive) of the said society in respect of residential premises being Flat
No. C-16 adm. 532 sq.ft. carpet s/on the 4th floor of the building of the
Kailas Co.Op.Hsg. Society Ltd. situated at Bhatwadi, Jivdaya Lane,
Ghatkopar [West], Mumbai – 400 084 and the said flat is more
particularly described in the Schedule written hereunder (hereinafter
called and referred to as "said premises").

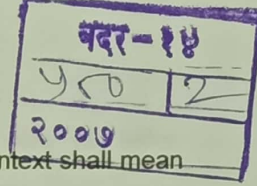
Said Vendor has acquired right, title & interest in the aforesaid flat by
virtue of Articles of Agreement dtd.6.4.1973. Since then the
Vendor/Transferor herein is well in occupation and possession of the
said premises.

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THE KAILAS CO-OPERATIVE HOUSING SOCIETY LTD.

Registered vide No. Bom/H5G/1193 of 1966

Capital Rs 1,00,000 divided into 2000 Shares of Rs 50 each

Member's Register No 100 Share Certificate No 110 2167220

THIS IS TO CERTIFY that Mr/Mrs/Smt. D. R. Mohale

of Bombay is the Registered Holder of (5) Five only Shares of Rupees Fifty each (Rs 50) inclusive in THE KAILAS CO-OPERATIVE HOUSING SOCIETY LTD Bombay 75 subject to the Bye-laws of the said Society, and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Bombay

this 20th day of Septmber 1967.

[Signature]

Chairman

[Signature]

Hon. Secretary

[Signature]

Member of the Committee

P. T. O.



[P. T. O.]
Chairman

Co-op
June
fund inc

Period: 1.4

Duplicate

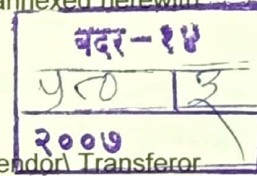
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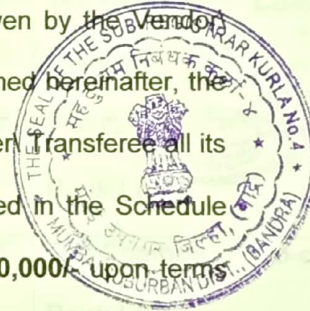
M. C. Member (P.T.O.)

And Whereas the Vendor\ Transferor does not require the said premises and thought it desirable to sell the same and the Purchasers/Transferees who are also looking for suitable premises for their residence in the same vicinity approached the Vendor/Transferor for purchase of the said premises.

And Whereas the Kailas Co.Op.Hsg. Society Ltd. vide its letter dtd.17.1.2007 has given permission to the Vendor\ Transferor to sell the said premises to the Purchasers. Copy of said letter is annexed herewith and is marked as "Annexure A"



And Whereas based upon the talks held between the Vendor\ Transferor and Purchasers\ Transferees and the assurance given by the Vendor\ Transferor to the Purchasers\ Transferees as mentioned hereinafter, the Vendor\ Transferor has agreed to sell to the Purchaser\ transferee all its right, title and interest in the said premises described in the Schedule written hereunder for total consideration of Rs. 20,00,000/- upon terms and conditions contained hereunder.



NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. That the Vendor\ Transferor shall sell to the Purchasers\ Transferees and the Purchasers\ Transferees shall purchase from the Vendor\ Transferor Flat no. C-16 adm. 532 sq.ft. carpet s/on

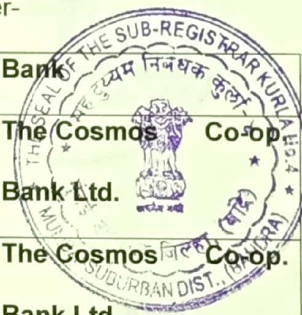
CONTD.....4

the 4th floor of the building of the Kailas Co.Op.Hsg. Society Ltd. situated at Bhatwadi, Jivdaya Lane, Ghatkopar, Mumbai-84 alongwith parking space allotted to the Vendor in respect of said flat for total consideration of Rs. 20,00,000/- (Rs. Twenty Lacs only) along with parking. The said flat premises is more particularly described in the Schedule written hereunder.

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2. The Purchasers\ Transferees has on the execution of this Agreement paid to the Vendor\ Transferor an amount of Rs. 5,00,000/- (Rs. Five Lacs only) in following manner-

Cheque No.	Amount in Rs.	Date	Bank
131009	1,00,000.00	11.01.2007	The Cosmos Co-op. Bank Ltd.
344146	2,00,000.00	24.01.2007	The Cosmos Co-op. Bank Ltd.
344166	2,00,000.00	24.01.2007	The Cosmos Co-op. Bank Ltd.



(the receipt whereof the Vendor\ Transferor hereby does admit, acknowledge and confirm and does forever discharge, acquit, release the Purchasers\ Transferees of the same and every part thereof). The Purchasers\ Transferees shall pay the balance sum

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16. This Agreement is subject to the provisions of Maharashtra Co.Op.Soc.Act, 1960 or the Maharashtra Apartment Ownership Act (Mah Act. No.XV of 1971) and the rules framed there under.

SCHEUDLE OF THE PROEPRTY REFERRED HEREIN ABOVE

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All that piece and parcel of Flat No. C-16 Adm. 532 Sq. Ft. carpet s / on the 4th floor of the building of the Kailas Co.Op.Hsg. Society Ltd. alongwith parking space allotted to the Vendor in respect of said flat standing on piece of land bearing Plot no. 74,75 out of C.T.S.No. 32 of village Kiroi-Kurla situated at Bhatwadi, Jivdaya Lane, Ghalkopar Mumbai - 400 084 and within the limits of "N" ward of Greater Mumbai Municipal Corporation limits Together with proportionate rights in the land under the building with rights and authority in common area and facilities and with all the rights for which the Vendor/Transferor is entitled to and the said premises entitled hereto.



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